

Staff Report- July 10, 2012
2200 E. Pratt Street
Baltimore City Historic District- Butcher's Hill

Plan: Construct an addition to the existing garage- add a second story to one garage to create a 2 car, 2 story garage.

Staff Presenter: Stacy Montgomery

Owner/Applicant: Todd Lawrence and Christina Astheimer

Contractor: Shivanee Padilla, One Source Contracting LLC

Background

The property at 2200 East Pratt Street is located in the Butcher's Hill Historic District. The pair of garages is located at the north end of the property, and face onto South Collington Avenue. The Griffin House was built in 1860 in the Italianate style for Thomas C. Griffin, an attorney of Fell's Point. The 2-story carriage house likely dates to the construction of the house; while the 1 story garage was constructed in the 1st half of the 20th century. The owner has been working with the Butcher's Hill Land Use Committee to create a design to enlarge the existing garages to incorporate an additional living unit on the property. This project is being reviewed under Baltimore City Historic Preservation Procedures and Design Guidelines: *8.14 Alterations and Addition*, *10.2 Landscape Features-Accessory Structures*, *11.4 Building Features*, and Secretary of the Interior's Standards #9 and #10.

Plan

The applicant plans to Construct an addition to the existing garage- add a second story to one garage to create a 2 car, 2 story garage.

On the west elevation, facing South Collington Avenue, the height of the façade will be increased to 20'-8^{3/4"} using matching brick. The paint will be removed and the mortar will be repointed. New Clopay wooden carriage style doors would be installed in each of the garage door openings. Eight-foot steel I-beams covered with salvaged wood will run above the doors. New 2/2 Jeld-Wen wood SDL windows with salvaged wood sills would be installed over one garage door, and new wood French inswing doors would be installed above the other garage door. The French doors would open onto a small balcony with simple vertical metal rails. A salvaged beam and antique pulley would be installed above the French doors. A simple Fypon cornice with dentil moldings will run the length of the façade. A lighting fixture will be located adjacent to each garage door opening.

A light monitor would be located in the center of the roof, extending above the cornice line. The monitor will be clad in 5/4 board wood and will have paired Jeld-Wen double-hung windows.

On the south elevation, the brick will be clean and then parged and painted light gray. The existing door will be closed and a new 4-panel solid wood door on the 1st story will be located in the southeast corner. On the 2nd story, 2 new 2/2 Jeld-Wen wood SDL windows with salvaged wood sills and 1 new wood French inswing door would be installed. The French door would open onto a small balcony with simple vertical metal rails. A simple Fypon cornice with dentil moldings will run the length of the south elevation.

The north elevation will be clad in stucco over brick. The existing door on this elevation will be repaired. Aside from the height increase, the east elevation will not be altered.

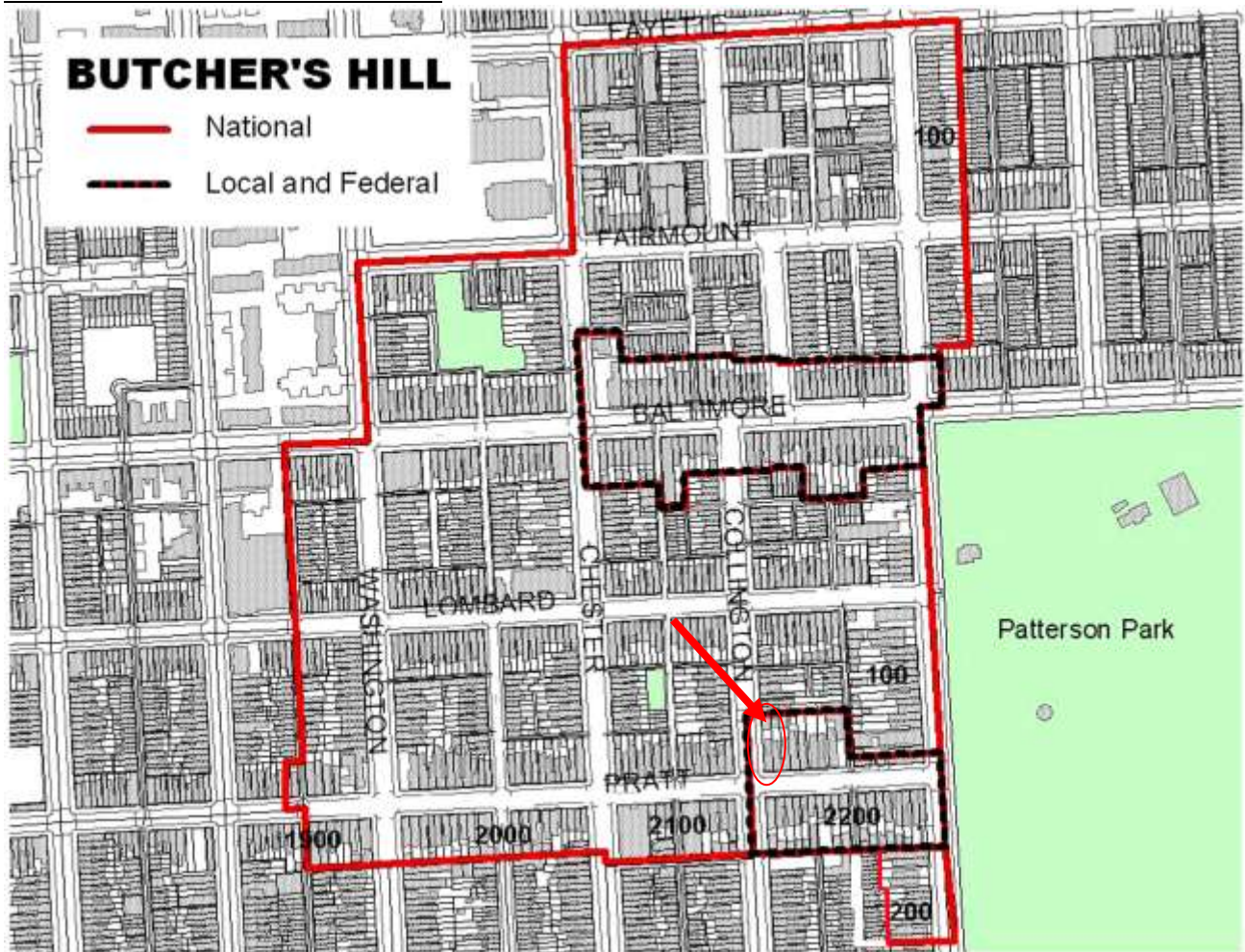
Analysis

The staff has reviewed the request and determined that the proposed height, massing, scale, and materials meet CHAP Guidelines *8.14 Alterations and Addition*, *10.2 Landscape Features-Accessory Structures*, *11.4 Building Features*, and Standards #9 and #10.

Staff Recommendation

Staff recommends conceptual approval of the height, massing, scale, and materials as presented in the plan as they plan meets Baltimore City Historic Preservation Procedures and Design Guidelines: *8.14 Alterations and Addition*, *10.2 Landscape Features-Accessory Structures*, *11.4 Building Features*, and Standards #9 and #10. Staff recommends that the final design be reviewed by CHAP staff.

The Butcher's Hill Historic District



View along E. Pratt Street



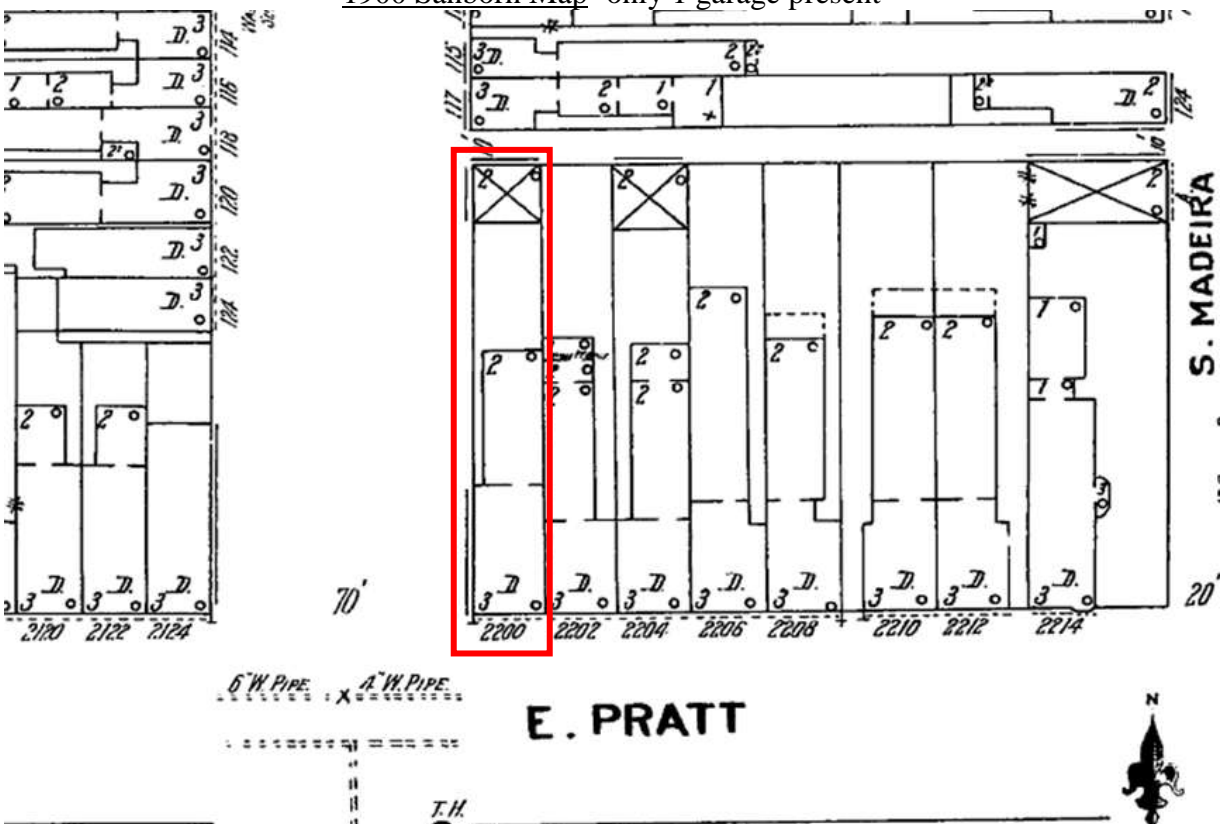
View along South Collington Avenue



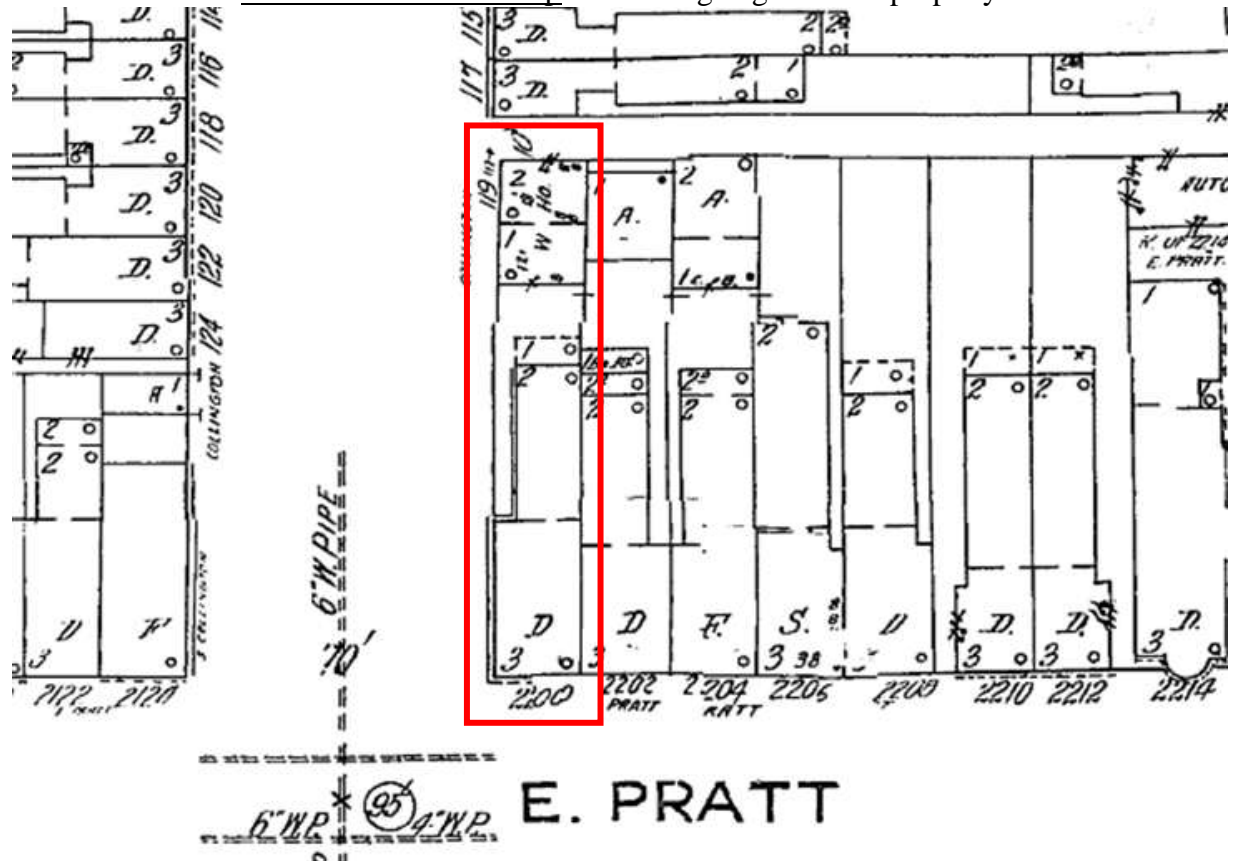
Existing Garage



1900 Sanborn Map- only 1 garage present



1914-1951 Sanborn Map- Shows 2 garages on the property



1869 Sachse & Co. Map

